182.0	0003	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	653,800 / 653,800
					USE VALUE:	653,800 / 653,800
					ASSESSED:	653,800 / 653,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		INDIAN HILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ELLIS DAVID A & JANE
Owner 2:	
Owner 3:	
Street 1:	14 INDIAN HILL ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,842 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Clapboard Exterior and 1635 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6842.000	212,100	4,000	437,700	653,800
Total Card	0.157	212,100	4,000	437,700	653,800
Total Parcel	0.157	212,100	4,000	437,700	653,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 399.93 | /Parcel: 399.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	123191
GIS Ref	
GIS Ref	
Insp Date	06/12/18

!14249!

PREVIOUS ASSESSMENT

Parcel ID: 182.0-0003-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	212,100	4000	6,842.	437,700	653,800	653,800	Year End Roll	12/18/2019
2019	101	FV	198,500	4000	6,842.	437,700	640,200	640,200	Year End Roll	1/3/2019
2018	101	FV	201,300	4000	6,842.	368,900	574,200	574,200	Year End Roll	12/20/2017
2017	101	FV	201,300	4000	6,842.	337,600	542,900	542,900	Year End Roll	1/3/2017
2016	101	FV	201,300	4000	6,842.	287,600	492,900	492,900	Year End	1/4/2016
2015	101	FV	188,400	4000	6,842.	250,100	442,500	442,500	Year End Roll	12/11/2014
2014	101	FV	188,400	4000	6,842.	231,300	423,700	423,700	Year End Roll	12/16/2013
2013	101	FV	188,400	4000	6,842.	220,100	412,500	412,500		12/13/2012

PRINT

Date	Time
12/11/20	04:06:59

LAST REV

Date	Time
03/10/20	09:35:23
danam	
14249	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POTTER SUSAN	29494-63		12/9/1998		270,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/5/2019	1978	Siding	34,832	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/12/2018	Inspected	CC	Chris C
5/15/2018	MEAS&NOTICE	BS	Barbara S
10/20/2008	Meas/Inspect	355	PATRIOT
3/13/2000	Inspected	264	PATRIOT
1/4/2000	Mailer Sent		
12/29/1999	Measured	163	PATRIOT
12/1/1981		WG	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	123191
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6842		Sq. Ft.	Site		0	70.	0.91	7									437,684						437,700	

Total AC/HA: 0.15707 | Total SF/SM: 6842 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 437,684 | Spl Credit | Total: 437,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	1.03020000
Adj $ / SQ:	146.031
Other Features:	70000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	288207
Depreciation:	76087
Depreciated Total:	212121

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

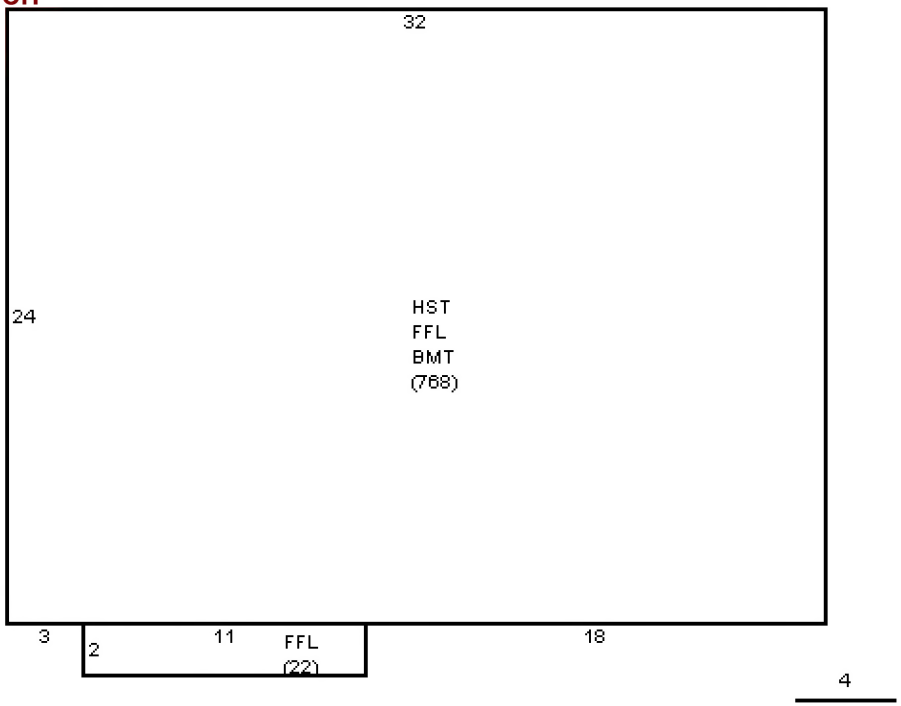
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	790	146.030	115,364
BMT	Basement	768	60.890	46,767
HST	Half Story	384	146.030	56,076
	Net Sketched Area:	1,942	Total:	218,207
Size Ad	1174	Gross Are	2326	FinArea 1635

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	146.03
Special Features:	0	Val/Su Net:	109.22
Final Total:	212100	Val/Su SzAd	180.66

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 182.0-0003-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	14X20	A	AV	1951	23.93	T	40	101			4,000			4,000

More:	N	Total Yard Items:	4,000	Total Special Featues:		Total:	4,000